BILL GARRETT, Davidson County
Trans:T20150085055 DEEDWARR
Recvd: 10/06/15 12:04 3 pgs
Fees:18.00 Taxes:1322.75
20151006-0101731

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 151758TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Donald Kappel **1224 Lighthouse Place** **Brentwood, TN 37027**	New owner	**172-9-A-248.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rakesh Aggarwal and wife, Swati Aggarwal** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Donald Kappel and Danielle Kappel,** husband and wife , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See attached legal Exhibit "A" for a complete description of said property.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND **Rakesh Aggarwal and Swati Aggarwal** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Rakesh Aggarwal and Swati Aggarwal** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **1224 Lighthouse Place, Brentwood, TN 37027**.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 202 on the final plat of Section Five-B of Banbury Crossing (a Planned Unit Development), of record on Instrument No. 20040617-0072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rakesh Aggarwal and wife, Swati Aggarwal, by Quitclaim Deed from Mary Herbert Pope and WASH Herbert Family Limited Partnership, of record, dated 07/12/2006, and recorded 07/31/2006, in Instrument No. 220607310092766, Register's Office for Davidson County, Tennessee. Also, Being the same property conveyed to Rakesh Aggarwal and wife, Swati Aggarwal, by Warranty Deed form The Jones Company of Tennessee, LLC, of record, dated 1/28/2005, recorded 2/4/2005, in Instrument # 200502040013366, Register's Office for Davidson County, Tennessee.

Executed on this 1st day of October. 2015.

Rakesh Aggarwal

Swati Aggarwal

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Rakesh Aggarwal and wife, Swati Aggarwal** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of October, 2015.

Notary Public

My Commission Expires: 1-8-19

NOTARY PUBLIC AT LARGE
TISHA C. BALDWIN
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Affiant

CAROL T BAKER
STATE
TENNESSEE
NOTARY
PUBLIC
CHEATHAM COUNTY

Sworn to and subscribed to me, the undersigned, this 1st day of October, 2015.

Notary Public

My Commission Expires: 3/21/17